

101.0

0005

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

902,600 / 902,600

USE VALUE:

902,600 / 902,600

ASSESSED:

902,600 / 902,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
386		RIDGE ST, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1: WEEKS JOHN W JR/TRUSTEE

Owner 2: DOMINGUEZ FAMILY PARAGRAPH

Owner 3: FIFTH TRUST

Street 1: 25 GREGORY ST

Street 2:

Twn/City: MARBLEHEAD

St/Prov: MA Cntry: Own Occ: N

Postal: 01945 Type:

PREVIOUS OWNER

Owner 1: WEEKS JOHN W JR/TRUSTEE -

Owner 2: DOMINGUEZ FAMILY PARAGRAPH -

Street 1: 25 GREGORY ST

Twn/City: MARBLEHEAD

St/Prov: MA Cntry:

Postal: 01945

NARRATIVE DESCRIPTION

This parcel contains 10,977 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2885 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10977		Sq. Ft.	Site		0	70.	0.68	4									524,518						524,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10977.000	378,100		524,500	902,600		65191
							GIS Ref
							GIS Ref
							Insp Date
							10/04/18

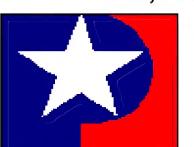
PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	378,100	0	10,977.	524,500	902,600	902,600	Year End Roll	12/18/2019
2019	101	FV	291,000	0	10,977.	524,500	815,500	815,500	Year End Roll	1/3/2019
2018	101	FV	291,000	0	10,977.	449,600	740,600	740,600	Year End Roll	12/20/2017
2017	101	FV	291,000	0	10,977.	419,600	710,600	710,600	Year End Roll	1/3/2017
2016	101	FV	291,000	0	10,977.	359,700	650,700	650,700	Year End	1/4/2016
2015	101	FV	289,800	0	10,977.	322,200	612,000	612,000	Year End Roll	12/11/2014
2014	101	FV	289,800	0	10,977.	298,200	588,000	588,000	Year End Roll	12/16/2013
2013	101	FV	289,800	0	10,977.	284,400	574,200	574,200		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEEKS JOHN W JR	72051-255	1	12/24/2018	Convenience		1	No	No	1/2 interest F/B/O Luz Aurora Dominguez
DOMINGUEZ TOMAS	70635-24		2/15/2018	Convenience			No	No	CARMEN DOMINGUEZ D.O.D. 8/27/2016 BK 70635 PG
DOMINGUEZ TOMAS	44927-284		4/1/2005	Family		1	No	No	
DOMINGUEZ TOMAS	28268-494		3/6/1998	Family		1	No	No	F

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
7/14/2016	979	Manual	5,000		7/14/2016			Re-attach rear dec	10/4/2018	MEAS&NOTICE	BS	Barbara S									
5/2/2001	261	Re-Roof	6,800	C					6/15/2009	Measured	189	PATRIOT									
									4/27/2000	Inspected	263	PATRIOT									
									11/9/1999	Mailer Sent											
									10/25/1999	Measured	256	PATRIOT									
									12/1/1981		MS										

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



Prior Id # 1:	65191
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	22:40:59
LAST REV	
Date	Time
02/05/19	12:35:29
ekelly	
8096	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH	
Type:	19 - Ranch	Full Bath:	3	Rating:	Good	OF=TOILET FFL.	
Sty Ht:	1 - 1 Story	A Bath:		Rating:			
(Liv) Units:	1	Total:	1	3/4 Bath:			
Foundation:	1 - Concrete	A 3QBth:		Rating:			
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Average		
Prime Wall:	1 - Wood Shingle	A HBth:		Rating:			
Sec Wall:		OthrFix:	1	Rating:	Average		
Roof Struct:	1 - Gable	OTHER FEATURES					
Roof Cover:	1 - Asphalt Shgl	Kits:	2	Rating:	Good	1st Res Grid Desc: Line 1 # Units: 1	
Color:	GREEN	A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O
View / Desir:		Frl:	1	Rating:	Average	Other	
GENERAL INFORMATION		WSFlue:		Rating:		Upper	
Grade:	C - Average	CONDOS INFORMATION					
Year Blt:	1960	Eff Yr Blt:		Location:			
Alt LUC:		Alt %:		Total Units:			
Jurisdct:		Fact:	.	Floor:			
Const Mod:				% Own:			
Lump Sum Adj:				Name:			
INTERIOR INFORMATION		DEPRECIATION					
REMODELING		RES BREAKDOWN					
Exterior:		No Unit	RMS	BRS	FL		
Interior:		1	8	4			
Additions:							

RESIDENTIAL GRID

35

INTERIOR INFORMATION

INTERIOR INFORMATION		Phys Cond:	GD - Good
Avg Ht/FL:	STD	Functional:	
Prim Int Wall:	2 - Plaster	Economic:	
Sec Int Wall:		Special:	
Partition:	T - Typical	Override:	
Prim Floors:	3 - Hardwood	Total:	1
Sec Floors:	4 - Carpet	CALC SUMMARY	
	25 %		

DEPRECIATION

Phys Cond:	GD - Good
Functional:	
Economic:	
Special:	
Override:	
	Total: 18

ALG SUMMARY

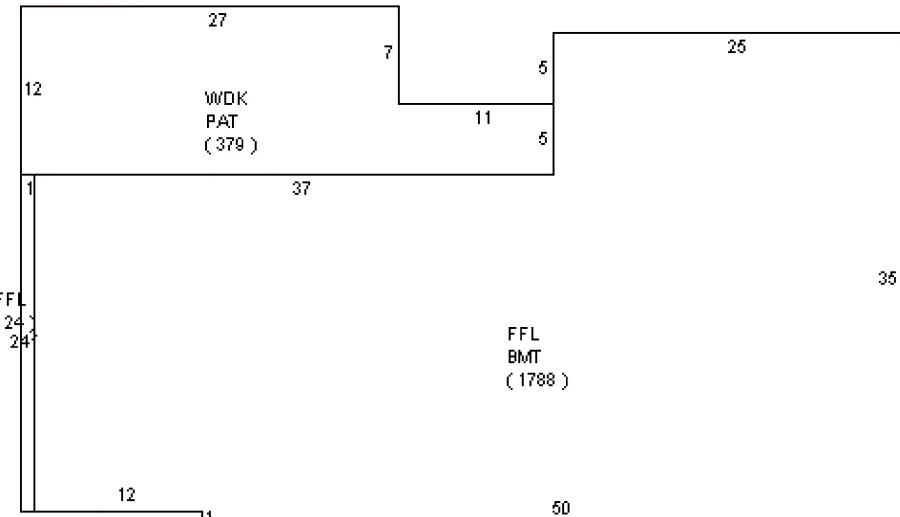
CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.22947025
Const Adj.:	0.99742496
Adj \$ / SQ:	116.499
Other Features:	162012
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	464459
Depreciation:	86389
Depreciated Total:	378070

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	116.50	
Special Features:	0	Val/Su Net:	86.76	
Final Total:	378100	Val/Su SzAd	208.66	

SKETCH



SUB ARFA

SUB AREA DETAIL

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:

odel:

Serial #:

PARCEL ID 101.0-0005-0008.0

SPEC FEATURES/YARD ITEMS

More: N

Total Yard Items:

Total Special Features:

Total: